

SURFSIDE III CONDOMINIUM OWNERS' ASSOCIATION, INC.

OPEN BOARD MEETING MINUTES

SATURDAY, JULY 13, 2024

As a HYBRID MEETING

PHYSICAL LOCATION: IN THE CLUBHOUSE AT 600 SUNFISH WAY, PORT HUENEME
AND

AUDIO CONNECTION: 1-844-854-2222 (Toll Free) Access Code: 822680#

OWNER'S QUESTIONS

Each homeowner wishing to make comments to the Board can do so during the Open Forum and the homeowner will be given 3 minutes to speak. Comments may or may not be addressed by the Board at that time. Homeowners may not give their time to another homeowner.

- **CALL TO ORDER OF REGULAR MEETING (Audio Conference) 10:03 am**
Andy Santamaria – President - **Present**
Lya Findel – Vice-President – **Present by phone**
Bruce Kulpa – Treasurer - **Present**
Barbara Lopez – Secretary **Present by phone**
Bob Meyer - Director - **Present**

EXECUTIVE SESSION SUMMARY – Board discussed unit violations with two owners, approved the June 8, 2024, Executive Board Meeting Minutes, authorized collection to proceed on one unit and tabled for a month collection authorization on another unit, awarded a \$21,513.01 contract to AirWorks for the installation of ducts in the Clubhouse, and approved a one-year contract extension to Garcia's Landscaping & Maintenance, Inc for landscaping service at a cost of \$78,000.

GUEST/PRESENTATION

- **OPEN FORUM**
- **EMERGENCY ADDITIONS TO AGENDA – Andy Santamaria moves, Bruce Kulpa seconds, to add a discussion to the agenda on the designation of operation funds. Motion passes 5-0.**
- **CONSENT AGENDA – Andy Santamaria moves, Bruce Kulpa seconds, to approve the Consent Agenda. Motion passes 5-0.**
Expenditures (sample)
 - \$36,199 – Electrical Panel Installations
 - \$30,113 – Clubhouse Exterior Painting
 - \$20,981 – First Earthquake Insurance Installment
 - \$13,601 – Earthquake Insurance
 - \$7,600 – Bridge Design Fees
 - \$6,268 – Landscaping Service
 - \$4,230 – Roof Repairs
 - \$2,688 – Attorney Collection Fees
 - \$2,439 – Pool Supplies
 - \$1,800 – Elevator Permits
 - \$1,700 – Management Fees
 - \$1,406 – Townhome Water Line Repiping
 - \$1,271 – Workers Comp Insurance
 - \$650 – Printing and Postage
 - \$570 – Termite Service
 - \$282 – Dial Security

- \$265 – Fire Alarm Antenna
- June 8, 2024, Open Board Minutes

- **COMMITTEE REPORTS**
 - Unit Improvement Committee – **Barbara Lopez stated that slider installation was approved for 799 Seawind Way.**
 - Welcoming Committee – **Lya Findel reported that the next Committee event would be July 25th from 4 pm to 7 pm.**

- **OFFICER REPORTS**
 - President
 - Board Election Discussion – **Filing deadline of Noon, July 18, 2024, was stated.**
 - Board Discussion
 - Use of Designated Operation Funds (Added Item) – **Andy Santamaria moves, Bruce Kulpa seconds, that the Board approve the use of the 11100 J Street Drain Project funds as necessary to assist in the payment of operating expenses and that any funds used will be reimbursed within one year. Motion passes 5-0.**
 - Vice-President – **No Report**
 - Board Discussion
 - Treasurer
 - Financial Discussion – **Bruce Kulpa presented a report.**
 - Board Approval of Association Finances – AB 2912 for May 2024 – **Andy Santamaria moves, Bruce Kulpa seconds, to approve the AB 2912 document for May 2024. Motion passes 5-0.**
 - Secretary – **No Report**
 - Board Discussion
 - Director – **No Report**
 - Board Discussion

- **ARCHITECTURAL APPLICATIONS – REVIEW/APPROVAL/DENIAL**
 - 677 Bluewater Way – Bldg 8, 1st floor, furnace replacement – **Andy Santamaria moves, Bob Meyer seconds, to approve the furnace replacement at 677 Bluewater Way with the condition that a City Permit be obtained. Motion passes 5-0.**

- **LIENS - None**

- **NEXT MEETING** – The next meeting will be held at 10:00 am, August 10, 2024.

- **MEETING ADJOURNED** – Meeting was adjourned at 10:20 am.